

CITY OF LOS ANGELES



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL**

[www.wwnc.org](http://www.wwnc.org)

---

**BOARD MEETING**

**Thursday, February 15, 2017 - 7:00 PM**

---

**Belmont Village- Westwood  
10475 Wilshire Blvd  
Los Angeles, CA 90024**

The public is requested to fill out a "**Speaker Card**" to address the Committee on any agenda item before the Committee takes action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during "Public Comments." No individual speaker will be allowed more than 2 minutes, subject to the discretion of the Chair. Agenda items are subject to board action. The agenda is posted for public review at Ralph's Fresh Faire, 10861 Weyburn Avenue and at [www.wwnc.org](http://www.wwnc.org).

**The American with Disabilities Act** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at [213.978-1551](tel:213.978.1551) or email [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

**Public Access of Records** - In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website by clicking on the following link: [www.wwnc.org](http://www.wwnc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [lchapman@wwnc.org](mailto:lchapman@wwnc.org).

# Agenda

1. **Call to Order** – Council Member roll call (Quorum = 11 members) (1 minute)
2. **Approval of Minutes** – January 10, 2018 meeting (2 minutes)
3. **Comments by Public Officials** (2 minutes per speaker)
4. **Department of Neighborhood Empowerment** – Gibson Nyambura (5 minutes)
5. **Westwood Village Business Improvement District** – Megan Furey/Niki Savara (5 minutes)
6. **General Public Comment on Non-Agenda Items** – (2 minutes per speaker)
7. **Presentation: LADWP Repair Project to Electrical Grid, and Q& A-Walter Rodriguez**, Electrical Services Manager (20 minutes)
8. **Presentation: Founder/Chairman Damián Mazzotta and Pablo Nieman** of “The Shower of Hope” to present on their efforts to bring weekly showers to our homeless population. <http://theshowerofhope.org/gallery/> - Introduction by Chantelle Eastman (10 minutes)
9. **Discussion/ Motion: Motion # 1:** “Will the WWNC board take a position on the subdivision application by Westwood Forward to create the North Westwood Neighborhood Council”  
  
**Motion #2 (if Motion #1 passes):** “The WWNC will approve letter of support or opposition to the application by Westwood Forward to create the North Westwood Neighborhood Council”

## 10. Standing Committee Status/Reports

- A. Executive – Lisa Chapman
- B. Treasurer – Laura Winikow
  1. Approval of Monthly Expenditures
- C. Land Use & Planning – Connie Boukidis

**DISCUSSION/ACTION:** Nomination of David Lorango to serve on the WWNC Land Use Committee.

### **DISCUSSION/ACTION:**

#### **A. 1607 SOUTH MANNING**

**Case number:** ZA-2017-5298-ZAA

**Project Address:** 1607 South Manning Avenue, Los Angeles, CA 90024

**Contact Info:** Manuel Femat, 818570-4492

**Project Description:** Requesting permission for reduction in rear yard for three feet in lieu of required 15 feet; new enclosure for patio 15'6" x 13'; legalizing existing patio cover and enclosure

**DISCUSSION/ACTION:**

**A. 1151 WESTWOOD T MOBILE**

**Case Number:** T MOBILE SV11689

**Project Address:** 1151 Westwood Boulevard, Los Angeles, CA 90024

**Contact Info:** Emmett Rees, 805-403-2640

**Project Description:** The proposed installation consists of 9 panel antennas, 1 microwave antenna and 6 RRUs installed behind new RFP Screening on the rooftop of the parking facility. Five (5) radio cabinets and utilities will be installed within a 20'0"x 12'0" lease area on the rooftop, also behind RFP screening.

**Supporting Docs:** [http://www.wwnc.org/1151 Westwood T Mobile](http://www.wwnc.org/1151%20Westwood%20T%20Mobile)

D. Outreach and Communications – David Lorango

E. Homeless Taskforce – Lisa Chapman/Chantelle Eastman

F. Budget Advocates – nominations accepted

G. Public Safety –nominations accepted

H. Transportation and Parking – Angus Beverly

I. Bylaws – Sandy Brown

J. WRAC – Mitchell Keiter, Naomi Kisel

**WRAC Motions for WSSM. WRAC Exec. Committee and WNC consideration**

**1). Motion: Opposition to Transit-rich Housing Bonus Bill [Wiener, SB 827] (WRAC LUPC)**

- i. Whereas the City Charter-mandated Neighborhood Council system of Los Angeles, and the Community Councils of the City of Los Angeles, represent grass roots democracy,
- ii. Whereas the newly introduced California State Senate Bill 827 [Scott Weiner] as written constitutes a top down pen stroke planning measure which completely removes land use and planning authority within one half mile of high quality transit from jurisdictions and charter cities,

iii. Whereas removal of said authority clearly abolishes local input into land use planning and therefore  
 Constitutes an attack upon local democracy, upon neighborhoods, and upon the Neighborhood  
 Councils and Community Councils in the City of Los Angeles,  
 iv. Whereas SB 827 as written trashes the density bonus and wage provisions of the JJJ TOC  
 ordinance which were recently enacted by the people of Los Angeles—in good faith—in order to  
 guarantee transit close housing opportunities would actually be available to working and lowincome  
 persons and families in the City of Los Angeles,  
 v. Whereas the lack of analysis of infrastructure and other costs associated with this pen stroke  
 planning creates grave uncertainty that a local agency would be able to “levy enough service  
 charges, fees or assessments sufficient to pay for the program or level of service mandated by this  
 act within the meaning of Section 17556 of the Government Code”,  
 vi. Whereas, given the aforementioned lack of fiscal analysis, Section 6 of Article XIII B of the California  
 Constitution “No reimbursement” clause is cited inappropriately in this legislation,  
 vii. Therefore, the Westwood Neighborhood Council opposes SB 827 in its present form.

## **2) Resolution: to oppose SB828 [LUPC vote 8-0-0]**

The Westside Regional Alliance of Councils opposes SB828, which would allow the state to require cities approve zoning capacity for 200% of state assigned RHNA goals, and trigger a by-right process for approvals overriding all local plans IF cities fail to meet all assigned RHNA goals. WRAC notes this bill is based on arbitrary numbers, and by-right approvals with no affordable housing requirements would be a disincentive for developers to use city density bonus ordinances that produce affordable housing—and an unintended consequence of the legislation

## **3) Resolution: to oppose SB813 [LUPC vote 8-0-0]**

The Westside Regional Alliance of Councils opposes SB813, which would eliminate the FAR, floor area square footage, of Accessory Dwelling Units from a site's total floor area. No compelling reason, and no planning justification, has been presented that demonstrates how the physical conditioned, livable space of an ADU is different from the physical conditioned, livable space of the primary residence on the property.

## **4) Resolution: to oppose SB946 [LUPC vote 8-0-0]**

The Westside Regional Alliance of Councils opposes SB946, in which the State of California would establish street vending regulations for local municipalities. **The bill would require local regulations to permit vending in parks and public spaces and would not allow location restrictions unless "directly related to objective health, safety or welfare concerns.** The City of Los Angeles is currently analyzing street vending options, and local control over such issues is preferred.

**5).Resolution: support a Short-Term Rentals Ordinance IF the following specific conditions--based upon WRAC membership votes and the preceding WRAC letter on STRs--are included [LUPC vote 8-0-0]**

Any City of Los Angeles Short-Term Rentals Ordinance shall include the following:

1. A cap on the number of nights that a room can be rented each year, and with no provision for a CUP or other process for individual hosts to receive permission to exceed the annual cap
2. Requirement of proof of primary residence and liability insurance for the specific use.
3. No self-certification.
4. Short-term rental tax revenues shall not go into the General Fund. The highest priority for use of revenues shall be enforcement of the ordinance, and after that, revenues shall go to the Affordable Housing Trust Fund.

*WRAC notes that Many NCs prefer a full prohibition on short-term rentals in R zones, for reasons that include tranquil neighborhoods, impossibility of enforcement, and loss of hotel revenue and jobs. However, many Councilors support short-term rentals in R zones, and full opposition may not be feasible.*

**6).Resolution: oppose the Planning Commission's recommendation and revisions to Expo Transit Neighborhood Plans [LUPC vote: 8-0-0]**

The Westside Regional Alliance of Councils opposes the Planning Commission's recommendation and revisions to increase density around the Westside NC and West L.A. Sawtelle NC district areas in the Exposition Station Neighborhood Transit Plan for the following reasons (Westwood, Sepulveda and Bundy Stations):

1. Insufficient consideration of the years long public processes, including numerous outreach meetings and public hearings, undergirding the plan
2. Insufficient analysis of population growth and zoning capacity
3. Insufficient analysis of infrastructure expansion capacity needs and costs
4. Failure to analyze the plan options within the context of the existing community and neighboring properties and land uses

**7). Discussion / Motion to Add Community Impact Statement to support the Coalition to Ban Billboard Blight :** (Mitch Keiter and Naomi Kisel will bring dates and vote counts to amend the sample CIS)

Sample Community Impact Statement:

The Westwood Neighborhood Council, in its regular meeting of (date), passed the following Community Impact Statement by a vote of: (specify) We request that this statement be added to the Council File 11-1705.

This Neighborhood Council opposes the draft ordinance introduced at the PLUM Committee on 12/12/17, Council File 11-1705. It supports the sign ordinance Version B+ as approved by the City Planning Commission on 10/22/15. Specifically, we urge the PLUM committee of the City Council to adopt a version of the ordinance which accomplishes the following goals that are important to the residents and stakeholders of this neighborhood:

- 1- Disapproves any amnesty for existing billboards that lack permits or have been altered in violation of their permits.

2- Disapproves the "grandfathering" of any sign districts that weren't approved or applied for in April 2009 when the CPC approved the initial version of the new sign ordinance.

3- Restricts any new off-site signs, including digital billboards, to sign districts in 22 areas already zoned as Regional Commercial for high-intensity commercial use.

3- Requires existing billboards to be taken down before any new off-site signs can go up in sign districts. The takedown ratio of existing signs to new signs should be 5 to 1 for conventional and 10 to 1 for digital.

4- Adds funding to the Department of Building and Safety to hire at least 3 more inspectors to enforce sign ordinances, especially regarding unpermitted or illegally altered billboards.

5- Prohibits off-site signage in city parks and recreation facilities.

---

#### K. Zoning and Violations – Roozbeh Farahanipour

#### **11. LAHSA Homeless Count on January 24<sup>th</sup> : Wrap up and Thank You's**

Lisa Chapman (3 minutes)

#### **12. Nominations / Vote for new Secretary of WWNC- open vote (10 minutes)-Lisa**

Chapman

(voluntary resignation of Stephen Resnick has been accepted)

#### **13. Adjournment**

Next Meeting: Wednesday, March 14, 2018

Westwood Neighborhood Council, P.O. Box 24802, 11000 Wilshire Blvd, Los Angeles, CA 90024